



**City of Trinity, North Carolina  
Planning & Zoning Board Meeting  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
February 24, 2020- 6:00 p.m.**

**Regular Meeting Minutes**

**Members Present: Chair:** Richard McNabb; **Board members:** Jennifer Dennis, and Ambrose Rush, Keith Aikens and Hunter Hayworth.

**Board Liaison:** Bob Hicks

**Others Present:** Planning and Zoning Director, Marc Allred; City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; City Clerk; Annette de Ruyter, Deputy Sgt., Kyle Cox; and other interested parties.

**Call to Order**

Chair McNabb called the meeting to order at 6:00 pm and welcomed visitors, led the Pledge of Allegiance, and gave the Invocation.

**a) Approve and/or Amend Agenda**

Chair McNabb called for a motion to approve or amend the Agenda. *Board member Hayworth made a motion to approve the agenda as presented. The motion was seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Board Chair McNabb recused from voting.*

**I. Approval of Minutes from December 17, 2019**

**a. Item 1. Approve the December 17, 2019 Regular Minutes**

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Dennis to approve the December 17, 2019 minutes as presented, seconded by Board Rush and approved with a vote of 4 ayes and 0 nays with Board Chair McNabb recused from voting.*

## **II. Public Hearing**

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

**1. Item 2: Review of Subdivision located at the intersection of Braxton Craven Road and Trinity Road. The PIN # for this property is 7708921830. The developer would like to put townhomes on this property.**

Stormwater/ Planning and Zoning Director Allred reviewed the Subdivision Pin # 7708921830 at the corner of Braxton Craven Road and Trinity Road.

Mr. Allred reported to the Board there is a new developer. The original developer was not able to complete the project. The new developer would like to build 117 townhomes on this parcel. Mr. Allred reiterated the zoning has already been met. This is mainly to look over the subdivision to see what modifications if any you would like to add.

Mr. Allred updated the Board on the following:

- 2 ingress/egress for 117 homes
- 20' of street frontage
- Driveways will be 20' long
- Footprint of homes will be 20' x 45'
- 2 story homes
- Front of homes cannot be more than 30% vinyl
- Road width will be 26' with curb and gutter Mountable 24" Island curbs will help in carrying water
- HOA required
- 2 community mailboxes
- 2 stormwater devices
- Sewer will underneath the street
- Extend the turning lane 225' past entrance

Chair McNabb opened the Public Hearing at 6:11 pm.

Speaking for:

**Jim Chandler, 5410 Trinity Road, Raleigh NC-** Mr. Chandler represented the Timmons Group and praised Marc on his presentation of the development. I am here to answer any questions you may have concerning the development.

Hearing no questions, Board Chair McNabb closed the Public Hearing at 6:14 pm.

***A motion was made by Board member Dennis to approve the development as presented. The motion was seconded by Board member Hayworth and approved with a vote of 4 ayes and 0 nays with Board Chair McNabb recused from voting.***

## **2. Item 3: Elimination of flag lots from the City of Trinity Subdivision Ordinance**

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Stormwater/ Planning and Zoning Director Allred reviewed the definition of a flag lot.

**Flag lot:** A flag lot is a real estate term that describes a land parcel that lies at the end of a long driveway. A flag lot may lie behind residences, buildings or open land and it is usually not visible from a road.

Mr. Allred would like to add the definition for Flag Lots with changes to the Subdivision Ordinance and eliminate them from Sub-divisions. More than 4 lots would equal a sub-division. However we cannot create land lock parcels.

Chair McNabb opened the Public Hearing at 6:29pm.

Hearing no one speaking for or against, the Public Hearing was closed at 6:30pm.

*A motion was made by Board member Hayworth to ban flag lots from major sub-divisions. The motion was seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Chair McNabb being recused from voting.*

### **III. Business from Staff**

#### **a. Item 4. Code Enforcement Report & Permits Report**

Chair McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred advised the Board there were 3 new home permits issued this month.

Code Enforcement: 3 cases were opened, and 7 cases have been closed.

### **IV. Comments from Staff**

City Clerk, Annette deRuyter advised those present the next Jacob Carroll pick up is scheduled for March 6, 2020 at 8:30 am. Please plan on volunteering for this event.

The next City Council meeting will be March 9, 2020 at 6:00 pm.

### **V. Comments from Board**

None

### **VI. Planning & Zoning Board Adjournment**

With no other business to discuss, *a motion was made by Board member Hayworth to adjourn the February 24, 2020 meeting at 6:40 pm. The motion was seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Board Chair McNabb recused from voting.*